

120.0

0013

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

707,200 / 707,200

USE VALUE:

707,200 / 707,200

ASSESSED:

707,200 / 707,200


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 15 | | CHRISTINE RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|-------------------------|---------|
| Owner 1: | JAMMAL ZOUZOU/ TRUSTEE | |
| Owner 2: | ZOUZOU JAMMAL REVOCABLE | |
| Owner 3: | LIVING TRUST | |
| Street 1: | 15 CHRISTINE RD | |
| Street 2: | | |

| Twn/City: ARLINGTON | | |
|---------------------|--------|------------|
| St/Prov: MA | Cntry: | Own Occ: Y |
| Postal: 02474 | | Type: |

| PREVIOUS OWNER | | |
|----------------|-----------------|--|
| Owner 1: | JAMMAL ZOUZOU - | |
| Owner 2: | - | |
| Street 1: | 15 CHRISTINE RD | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | |
| Postal: | 02474 | |

| NARRATIVE DESCRIPTION | | |
|--|--|--|
| This parcel contains 9,780 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1853 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms. | | |

| OTHER ASSESSMENTS | | |
|-------------------|------------|----------|
| Code | Descrip/No | Amount |
| | | Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 9780 | | Sq. Ft. | Site | | 0 | 70. | 0.73 | 5 | | | | | | | | | 499,381 | | | | | | 499,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 9780.000 | 207,800 | | 499,400 | 707,200 | | 77749 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 09/27/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | Parcel ID | | PAT ACCT. | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-----------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | |
| 2020 | 101 | FV | 207,800 | 0 | 9,780. | 499,400 | 707,200 | 707,200 | Year End Roll | 12/18/2019 | | | |
| 2019 | 101 | FV | 192,200 | 0 | 9,780. | 506,500 | 698,700 | 698,700 | Year End Roll | 1/3/2019 | | | |
| 2018 | 101 | FV | 192,200 | 0 | 9,780. | 378,100 | 570,300 | 570,300 | Year End Roll | 12/20/2017 | | | |
| 2017 | 101 | FV | 192,200 | 0 | 9,780. | 342,400 | 534,600 | 534,600 | Year End Roll | 1/3/2017 | | | |
| 2016 | 101 | FV | 192,200 | 0 | 9,780. | 328,200 | 520,400 | 520,400 | Year End | 1/4/2016 | | | |
| 2015 | 101 | FV | 191,200 | 0 | 9,780. | 278,200 | 469,400 | 469,400 | Year End Roll | 12/11/2014 | | | |
| 2014 | 101 | FV | 191,200 | 0 | 9,780. | 264,000 | 455,200 | 455,200 | Year End Roll | 12/16/2013 | | | |
| 2013 | 101 | FV | 191,200 | 0 | 9,780. | 251,100 | 442,300 | 442,300 | | 12/13/2012 | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 6/20/2008 | 679 | Manual | 300 | | | G9 | GR FY09 | rebuild rear stair | 9/27/2018 | MEAS&NOTICE | PH | Patrick H | | | | | | | | | | | |
| 10/24/2006 | 921 | Re-Roof | 6,000 | | | | | | 1/7/2009 | Measured | 372 | PATRIOT | | | | | | | | | | | |
| 3/13/2003 | 157 | New Wind | 5,000 | | | | | | 2/6/2003 | External Ins | PM | Peter M | | | | | | | | | | | |
| 10/4/2002 | 827 | Siding | 3,229 | | | | | | 3/17/2000 | Inspected | 263 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 2/16/2000 | Measured | 268 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 1/1/1982 | | | CM | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / /

